

ARTICLE 33

SEC. 21-33 REGULATIONS FOR THE RESIDENTIAL DESIGN OR “RD” COMBINING DISTRICT

33.1 Purpose: To insure that the external appearance of residential uses will be compatible and harmonious with the use and enjoyment of surrounding residential properties; and that new residential development will not have a material or substantial deleterious effect upon the historic, economic, social and cultural well-being and development of residential communities, nor be incompatible with existing scenic qualities or architectural character. This district is intended to be established at the request of an original developer, homeowners association, or a substantial segment of the population of an area. This district establishes “Residential Design-Construction Standards” and a “Courtesy Review” of proposed residential units by local architectural review committees. Within the “RD” combining district, all uses of land shall comply with the regulations of the base zoning district and with the additional regulations of the “RD” combining district.

33.2 Uses permitted:

- (a) All uses permitted in the base zoning district.

SEC. 21-33.10. PERFORMANCE STANDARDS.

33.11 Residential Design-construction standards: The following standards shall apply to mobile homes, modular homes and single-family dwellings in districts where they are permitted either as a principal or accessory use. These standards shall not apply when the “MH” combining district is combined with any district, or to “Temporary Dwellings” or “Farm Labor Quarters” permitted in [Article 27](#).

- (a) All residences (dwelling units) shall be at least fifteen (15) feet in width or diameter (excluding eaves), except “granny units” and “guest houses” permitted in [Article 27](#).
- (b) Mobile homes shall be certified under the National Manufactured Home Construction and Safety Standards Act of 1974.
- (c) All dwelling units shall be attached to permanent continuous concrete or masonry perimeter foundations, or to permanent foundation systems pursuant to Health and Safety Code Section 18551. Where permanent foundation systems are used, except in the “[A](#)”, “[APZ](#)”, “[TPZ](#)”, and “[RL](#)” districts, dwelling units shall be provided with continuous six (6) inch wide concrete or masonry perimeter curb walls extending from a minimum of three (3) inches below grade to a minimum of six (6) inches above grade. The underfloor areas of dwelling units requiring curb wall shall be ventilated by openings of not less than one (1) square foot for each one hundred fifty (150) square feet of underfloor area. (Ord. No. 1936, 6/7/1990; Ord. No. 1974, 12/20/1990)

- (d) All residences shall be designed so that exterior walls are wood or masonry or stucco.
- (e) The roofing materials shall be composition roofing, tile, shakes, shingles, copper, or architectural metal roof sheathing with factory applied color coatings.
- (f) Residential siding shall extend to the ground level (wood excluded) except that when a solid concrete or masonry perimeter foundation or curb wall is used, then siding need only extend one and one-half (1-1/2) inches below the top of the foundation or curb wall. **(Ord. No. 1974, 12/20/1990)**
- (g) The slope of the main roof shall not be less than three (3) inches of vertical rise for twelve (12) inches of horizontal run.
- (h) All residences shall have a perimeter roof overhang on all sides extending not less than sixteen (16) inches measured from the vertical side of the home, not including rain gutters. **(Ord. No. 2128, 1/14/1993)**
- (i) Where any accessory structure is attached to a residence, the eave requirement may be waived at the point of attachment by the Planning Director.
- (j) The minimum floor area for a principal residence shall be one thousand (1000) square feet.
- (k) Driveways and parking aprons in front of residences or garages shall be surfaced with asphaltic concrete or concrete. For driveways over one hundred (100) feet in length the Planning Director may approve a chip seal surfacing.
- (l) Covered parking:
 - 1. A minimum of two (2) covered parking spaces shall be provided for a principal residence.
 - 2. A minimum of one (1) covered parking space shall be provided for residences other than the principal residence.
 - 3. Covered parking shall be a garage with two (2) or more spaces. **(Ord. No. 2128, 1/14/1993)**
 - 4. Garages shall:
 - i. Be solidly enclosed on three (3) sides, with doors on the fourth side; and
 - ii. Have roof pitch and roofing materials matching those of the residence to which it is appurtenant.

- (m) The Planning Director may waive the requirements of Subsections (f), (g), (h) and (l) when additions to existing dwellings without pitched roofs or roof overhangs are proposed, or when a proposed new dwelling has a unique architectural design or style including but not limited to the French Mansard, pole houses, domes or California Mission styles.
- (n) The Planning Director may waive the perimeter requirement of subsection (c) for pole houses, cantilever constructions, or similar architectural styles. **(Ord. 1936, 6/7/1990)**

33.12 Exception: The residential design construction standards may be amended upon first securing a minor use permit in each case. The Review Authority may amend the specific requirements of this Article when a finding is made that the amendment will not be inconsistent with the purposes of this Article.

SEC. 21-33.20 HOMEOWNERS ASSOCIATION REVIEW.

33.21 Purpose: To acknowledge the existence of local architectural review committees established by homeowners associations by insuring notification of committees when building plans are submitted to the County for review or approval. The following procedures shall apply in all “RD” districts.

33.22 Applicability:

- (a) Any local architectural review (including design or site planning) committee established through recorded Conditions, Covenants and Restrictions (CC&Rs), may petition in writing the Board of Supervisors for a “courtesy review” of building and site plans.
- (b) The local architectural review committee shall submit, along with their petition, a copy of the legal instrument establishing their authority to be reviewed by the Planning Department prior to action on the petition by the Board of Supervisors.
- (c) Upon receipt of a petition for courtesy review, the Board of Supervisors may direct the Planning Department to extend “courtesy review” to the local architectural review committee.
- (d) Upon Board direction to the Planning Department for courtesy review, the local architectural review committee shall provide to the Planning and Building Inspection Departments: the name(s), phone number(s) and address(s) of committee members; designate an official contact person and mailing address for the committee; and maintain this information in a current fashion by periodic notification to the departments of changes as necessary.

33.23 Effect: When the Board of Supervisors has authorized courtesy review, the following requirements and procedures shall be implemented by the Building Inspection and Planning Departments.

- (a) Prior to building permit zoning clearance by the Planning Department for any residence, guest house or garage, the owner, agent or contractor shall provide one of the following to the Planning Department:
 - 1. A letter from the architectural review committee acknowledging receipt of building plans for review; or
 - 2. A letter from the local architectural review committee approving, modifying or disapproving the proposed structure; or
 - 3. A complete set of building and plot plans for transmittal to the local architectural review committee.
- (b) Alternate: One (1) extra complete set of plans or a letter from the local architectural committee acknowledging receipt of such plans may be submitted to the Building Inspection Department when “plan check” is requested.
- (c) Upon receipt of plans for transmittal to the local architectural review committee by the Planning or Building Inspection Departments, a proof of receipt and transmittal notice shall be permanently affixed to the building permit. Letters received to meet the requirements of Subsection (a) shall be affixed to the building permit.
- (d) The Planning Department may petition the Board of Supervisors to withdraw the courtesy review to a local architectural review committee when in the opinion of the Planning Director the committee has not complied with the requirements of Section 33.22(d). Upon receipt and review of said petition, the Board of Supervisors may withdraw courtesy review.